058.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,400 / 692,400
					USE VALUE:	692,400 / 692,400
					ASSESSED:	692,400 / 692,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY JOHN D/GERALDINE C
Owner 2:	
Owner 3:	
Street 1:	33 PEIRCE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ASHTON ELAINE M -
Owner 2:	-
Street 1:	33 PEIRCE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1520 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5433.000	279,200	5,100	408,100	692,400
Total Card	0.125	279,200	5,100	408,100	692,400
Total Parcel	0.125	279,200	5,100	408,100	692,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.53 | /Parcel: 455.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38747

GIS Ref

GIS Ref

Insp Date 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0003.0

!4993!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,200	5100	5,433.	408,100	692,400		Year end	12/23/2021
2021	101	FV	270,900	5100	5,433.	408,100	684,100		Year End Roll	12/10/2020
2020	101	FV	271,000	5100	5,433.	408,100	684,200	684,200	Year End Roll	12/18/2019
2019	101	FV	213,800	5100	5,433.	408,100	627,000	627,000	Year End Roll	1/3/2019
2018	101	FV	220,700	5100	5,433.	274,000	499,800	499,800	Year End Roll	12/20/2017
2017	101	FV	220,700	5100	5,433.	262,300	488,100	488,100	Year End Roll	1/3/2017
2016	101	FV	220,700	5100	5,433.	239,000	464,800	464,800	Year End	1/4/2016
2015	101	FV	208,700	5100	5,433.	192,400	406,200	406,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:10

LAST REV

Date	Time
10/05/18	11:21:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4993

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASHTON ELAINE M	37637-109		1/13/2003		398,800	No	No		
ASHTON ELAINE M	33273-13		7/19/2001	Family	99	No	No		
RUSSELL ROBERT/	28632-371		5/28/1998		237,000	No	No		Y

USER DEFINED

Prior Id # 1:	38747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2005	605	Re-Roof	4,300			G7	GR FY07	
10/20/2003	897	Add Bath	15,000	C		G6	GR FY06	BTH & SUNPORCH ADD
7/25/1997	444		1,800					12X28 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Measured	189	PATRIOT
8/29/2005	Fieldrev-Chg	BR	B Rossignol
4/26/2003	MLS	MM	Mary M
4/19/2000	Inspected	243	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5433		Sq. Ft.	Site		0	70.	1.07	11									408,092						408,100	

Total AC/HA:	0.12472	Total SF/SM:	5433	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,092	Spl Credit		Total:	408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34078944
Const Adj.:	0.98000199
Adj $ / SQ:	170.817
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404649
Depreciation:	125441
Depreciated Total:	279208

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

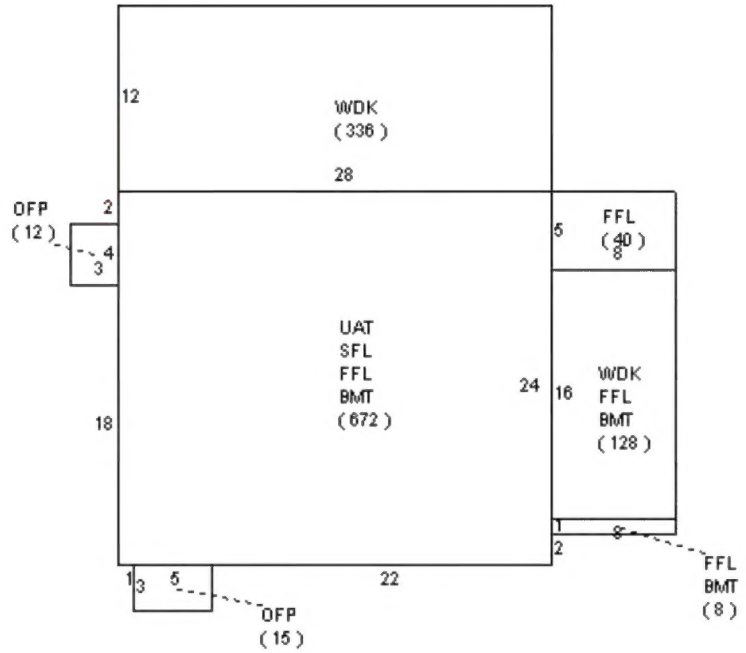
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.82
Special Features:	0	Val/Su Net:	93.47
Final Total:	279200	Val/Su SzAd	183.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	170.820	144,853
BMT	Basement	808	51.250	41,406
SFL	Second Floor	672	170.820	114,789
WDK	Deck	464	7.990	3,708
UAT	Upper Attic	168	68.330	11,479
OFP	Open Porch	27	43.120	1,164

Net Sketched Area:	2,987			Total:	317,399
Size Ad	1520	Gross Area	3491	FinArea	1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100